133.0	0008	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,900 / 838,900
					USE VALUE:	838,900 / 838,900
					ASSESSED:	838,900 / 838,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LESLIE JAMES D
Owner 2:	
Owner 3:	
Street 1:	145 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEIDNER WALTER H JR & MARY -
Owner 2:	-
Street 1:	145 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6209.000	293,300		545,600	838,900
Total Card	0.143	293,300		545,600	838,900
Total Parcel	0.143	293,300		545,600	838,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.73 /Parcel: 452.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85936

GIS Ref

GIS Ref

Insp Date 11/15/08

!10414!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,300	0	6,209.	545,600	838,900		Year end	12/23/2021
2021	101	FV	284,400	0	6,209.	545,600	830,000		Year End Roll	12/10/2020
2020	101	FV	284,400	0	6,209.	545,600	830,000	830,000	Year End Roll	12/18/2019
2019	101	FV	224,800	0	6,209.	576,000	800,800	800,800	Year End Roll	1/3/2019
2018	101	FV	224,800	0	6,209.	424,400	649,200	649,200	Year End Roll	12/20/2017
2017	101	FV	224,800	0	6,209.	406,200	631,000	631,000	Year End Roll	1/3/2017
2016	101	FV	224,800	0	6,209.	375,900	600,700	600,700	Year End	1/4/2016
2015	101	FV	219,200	0	6,209.	315,300	534,500	534,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:39:43

LAST REV

Date	Time
07/03/18	14:23:21
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEIDNER WALTER	65870-450		8/6/2015		587,000	No	No		
	11327-151		5/22/1967		25,000	No	No		Death certificate Mary A. Weidner bk 63262 pg

USER DEFINED

Prior Id # 1:	85936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2018	897	New Wind	42,310	C				
10/20/2017	1394	Re-Roof	15,219	C				
4/9/2012	337	Re-Roof	4,968					
9/6/2006	743	Addition	4,000	C		G8	GR FY08	36 SFT ADD 1/2 BTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2008	Meas/Inspect	336	PATRIOT
8/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6209		Sq. Ft.	Site		0	90.	0.98	10									545,644						545,600	

Total AC/HA:	0.14254	Total SF/SM:	6209	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	545,644	Spl Credit		Total:	545,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27836621
Const Adj.:	0.98990101
Adj $ / SQ:	164.509
Other Features:	82800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425122
Depreciation:	131788
Depreciated Total:	293334

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

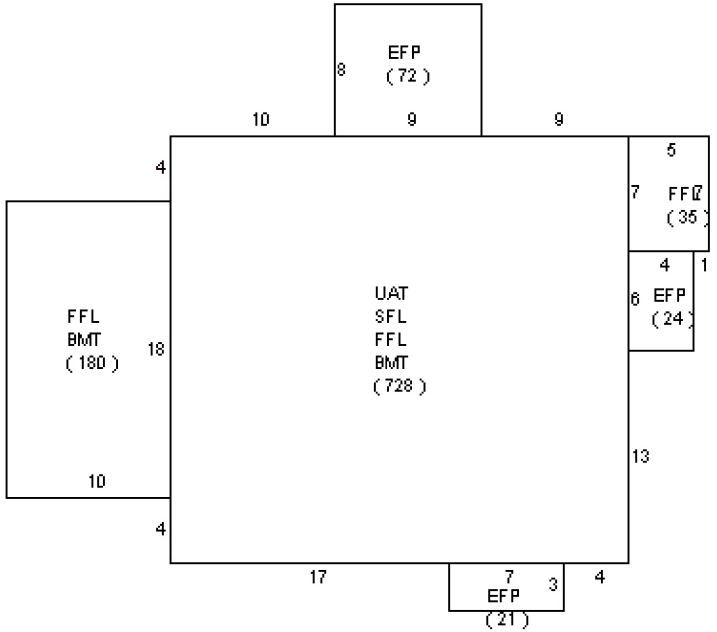
No Unit	RMS	BRS	FL
1	7	3	m
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.51
Special Features:	0	Val/Su Net:	101.91
Final Total:	293300	Val/Su SzAd	175.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	943	164.510	155,132
BMT	Basement	908	49.350	44,812
SFL	Second Floor	728	164.510	119,763
UAT	Upper Attic	182	92.130	16,767
EFP	Enclos Porch	117	49.980	5,848

Net Sketched Area:	2,878			Total:	342,322
Size Ad	1671	Gross Area	3424	FinArea	1853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	